

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37677

Property Information

property address: 500 E 31ST ST
legal description: PHILLIPS, BLOCK 15, LOT 15 (PT OF), "BRYAN MANOR APTS"
owner name/address: THURMOND, FRANK
1700 BARAK LN
BRYAN, TX 77802-3311
full business name: BRYAN MANOR APTS
land use category: MEP type of business: Art. Complex
current zoning: MF occupancy status: OCCUPIED
lot area (square feet): 43060 frontage along Texas Avenue (feet): 265
lot depth (feet): 202 sq. footage of building: 28644
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 3 building height (feet): 25/25/15 # of stories: 2/2/1
type of buildings (specify): _____
building/site condition: S
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 1975 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: FREE STANDING
overall condition (specify): Good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 66
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 15x7 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: Good
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no

are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
